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RE REGULATORY RECORD

RERA Document

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DIGITALLY VERIFIED RECORD

FORM 'A'

[See rule 3 (2)]

APPLICATION FOR REGISTRATION OF PROJECT

To

Tamil Nadu Real Estate Regulatory Authority
No.1-A, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore
Chennai – 600 008

Sir,

We, M/s. GANESAN BUILDERS LIMITED, do hereby apply for the grant of registration of our project to be set up at Mylapore Taluk, Chennai District, Tamil Nadu.

1. The requisite particulars are as under:-

(i) Status of the applicant - COMPANY

(ii) In case of firm / societies / trust / companies / limited liability partnership / competent authority :-

(a)	Name	:	GANESAN BUILDERS LIMITED
(b)	Address	:	No.46-A, C.P. Ramaswamy Road Abhiramapuram Chennai – 600 018
(c)	Copy of Registration	:	***Attached – Annexure 'A***
(d)	Main Objects	:	To carry on the business of promoters and civil contractors
(e)	Name, photograph and address of chairman of the governing body / partners / directors etc.	:	***Attached – Annexure 'B'***

(iii) PAN No. : AAACG8971D

GANESAN BUILDERS LTD. 46A, C.P.R. RD., CHENNAI - 18

(iv)	Name and address of the bank or banker with which account in terms of section 4 (2) (l) (D) of the Act will be maintained	:	BANK OF BARODA No.101, Luz Church Road, Mylapore Chennai – 600 004
(v)	Details of project land held by the applicant	:	***NIL***
(vi)	Details of Approval obtained from Various Competent Authorities for commencing the Project	:	***Attached – Annexure 'C'***
(vii)	Brief details of the projects launched by the promoter in the last five years, whether already completed or being developed, as the case may be, including the current status of the said projects, any delay in its completion, details of cases pending, details of type of land and payments pending etc.	:	**Sri Haritha Nivas** Plot No.1039, TVS Colony 42nd Street, Anna Nagar West Extn., Chennai – 600 101. This project was successfully completed on December, 2016 and possession was handed over to all the buyers.
(viii)	Agency to take up external development works	:	Self Development
(ix)	Registration fee by way of a demand draft calculated as per sub-rule (3) of Rule 3	:	D.D. No.287730 D.D. dated 17th July, 2018 For Rs.17,500/- Drawn on : Bank of Baroda ***Attached – Annexure 'D'***
(x)	Any other information the applicant may like to furnish	:	NIL

2. We enclose the following documents in triplicate, namely:-

(i) Authenticated copy of the PAN card of the promoter;
Attached – Annexure 'E'

(ii) Audited Balance Sheet of the promoter for the preceding financial year;
Attached – Annexure 'F'

(iii) Copy of the legal title deed reflecting the title of the promoter to the land on which development is proposed to be developed along with legally

GANESAN BUILDERS LTD. 46A, C.P.R. RD., CHENNAI - 18

valid documents with authentication of such title, if such land is owned by another person;
Attached – Annexure 'G'

(iv) The details of encumbrances on the land on which development is proposed including any rights, title, interest or name of any party in or over such land along with details;
Attached – Annexure 'H'

(v) Where the promoter is not the owner of the land on which development is proposed details of the consent of the owner of the land along with a copy of the collaboration agreement, development agreement, joint development agreement or any other agreement, as the case may be, entered into between the promoter and such owner and copies of title and other documents reflecting the title of such owner on the land proposed to be developed ;

(A) Authenticated copy of the building permit and sanctioned plan from the competent authority in accordance with the laws applicable for the project, and where the project is proposed to be developed in phases, an authenticated copy of the planning permission, building permit / building sanction plan, partial completion certificate for each of such phases;

Attached – Annexure 'I' (JV Agreement)

(vi) The sanctioned plan, layout plan and specifications of the proposed project or the phase thereof, and the whole project as sanctioned by the competent authority;
Attached – Annexure 'J'

(vii) The plan of development works to be executed in the proposed project and the proposed facilities to be provided thereof including firefighting facilities, drinking water facilities, solid and liquid waste management, emergency evacuation services, use of renewable energy
Attached – Annexure 'K'

(viii) The location details of the project, with clear demarcation of land dedicated for the project along with its boundaries including the latitude and longitude of the end points of the project
Attached – Annexure 'L'

(ix) Proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees
Attached – Annexure 'M'

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(x) The number, type and the carpet area of apartments for sale in the project exclusive of the area of balcony, verandah, open terrace and other common areas, if any, details of which have to be furnished separately
Attached – Annexure 'N'

(xi) The number and areas of covered parking available in the project – **6 Nos.**

(xii) The number of open parking areas available in the project – **NIL**

(xiii) Details of Undivided Shares pertaining to the project;
Attached – Annexure 'N'

(xiv) The names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project - – **NIL**

(xv) The names, addresses, phone numbers, email ids and registration details of the contractors, architects, structural engineers, site engineers, project management consultants, HAVC consultants and Geo Technical Engineers, if any and other professionals or key persons, if any associated with the development of the proposed project
Attached – Annexure 'O'

(xvi) Declaration in FORM 'B'.
Attached – Annexure 'P'

3. We solemnly affirm and declare that the particulars given in herein are correct to our knowledge and belief.

Yours faithfully,
For GANESAN BUILDERS LIMITED
(Contractor)

Dated : 29th August, 2018
Place : Chennai

R. Karthik Narayanan
Director

GANESAN BUILDERS LTD. 46A, C.P.R. RD., CHENNAI - 18

OWNERS

Enclosure : ***Copies of the Documents & CD containing scanned copy of the documents***

ANNEXURE-

LOCATION DETAILS, BOUNDARIES, LATITUDE & LONGITUDE OF THE PROPOSED PROJECT

Location Details :-

Address	:	Old Door No.259, New Door No.100, Royapettah High Road Royapettah Chennai – 600 014

Boundaries :

North by	:	Plot No.F, now Private Road
South by	:	30 Feet Road forms part of Royapettah High Road / Thiru Vi Ka Salai
East by	:	Plot Nos.B and F1, Door Nos.260 to 262, Thiru Vi ka Salai (Golden Tower Building)
West by	:	Plot No.A1,Door Nos.252 to 258, Thiru Vi ka Salai
Latitude	:	13.04
Longitude	:	80.26

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

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Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.